



**humberstones**  
homes

71 QUEENSRIDGE COURT, QUEENSWAY, OLDBURY, WEST MIDLANDS, B68 0LE  
**£105,000**







#### LOCATION

Queensridge Court is a popular retirement complex situated just off Queensway which is handy for amenities including shopping facilities, bus route and pharmacy, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Wolverhampton Road into Queensway, and Queensridge Court is then situated a distance along on the left hand side.

#### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and very well presented, modern style 2 Bedroomed second floor retirement flat set within this popular complex, handy for local amenities. There is a secure communal entrance with stairs and lift to all floors. Flat 71 provides the following accommodation :- Entrance hall (with useful built in storage), superb open plan lounge and fitted kitchen area (having integrated oven/hob). 2 double bedrooms and shower/wet room. The complex provides communal residents parking (offered on a first come, first served basis), there are pleasant communal gardens, residents lounge and cafe available. Double glazed and electric heating. EPC rating C

#### The Complex

Queensridge Court is a popular retirement complex which offers communal residents parking on a first come, first served basis and pleasant communal gardens. The apartments are accessed via a secure communal entry system and within the complex is large residents lounge, cafe available, and there are stairs and LIFT to all floors.

#### Entrance Hall

Good sized built in storage cupboard, additional built in store/airing cupboard, electric underfloor heating and doors off to :-

**Open Plan Lounge/Fitted Kitchen Area 24' 0" (max overall) x 10' 7" (max) (7.31m x 3.22m)**

Comprising :-

#### Lounge Area

Double glazed window to the side and 2 double glazed windows to the front, electric underfloor heating and opening through to :-

#### Fitted Kitchen Area

Base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls.

**Bedroom One 16' 8" x 9' 4" (5.08m x 2.84m)**

Double glazed window to the side, electric underfloor heating and door leads through to :-

**Shower/Wet Room 9' 2" x 6' 0" (2.79m x 1.83m)**

Low level flush wc, wash handbasin, shower, complimentary tiling to the walls, and return door to the Hall.

**Bedroom Two 11' 1" (max) x 8' 5" (max) (3.38m x 2.56m)**

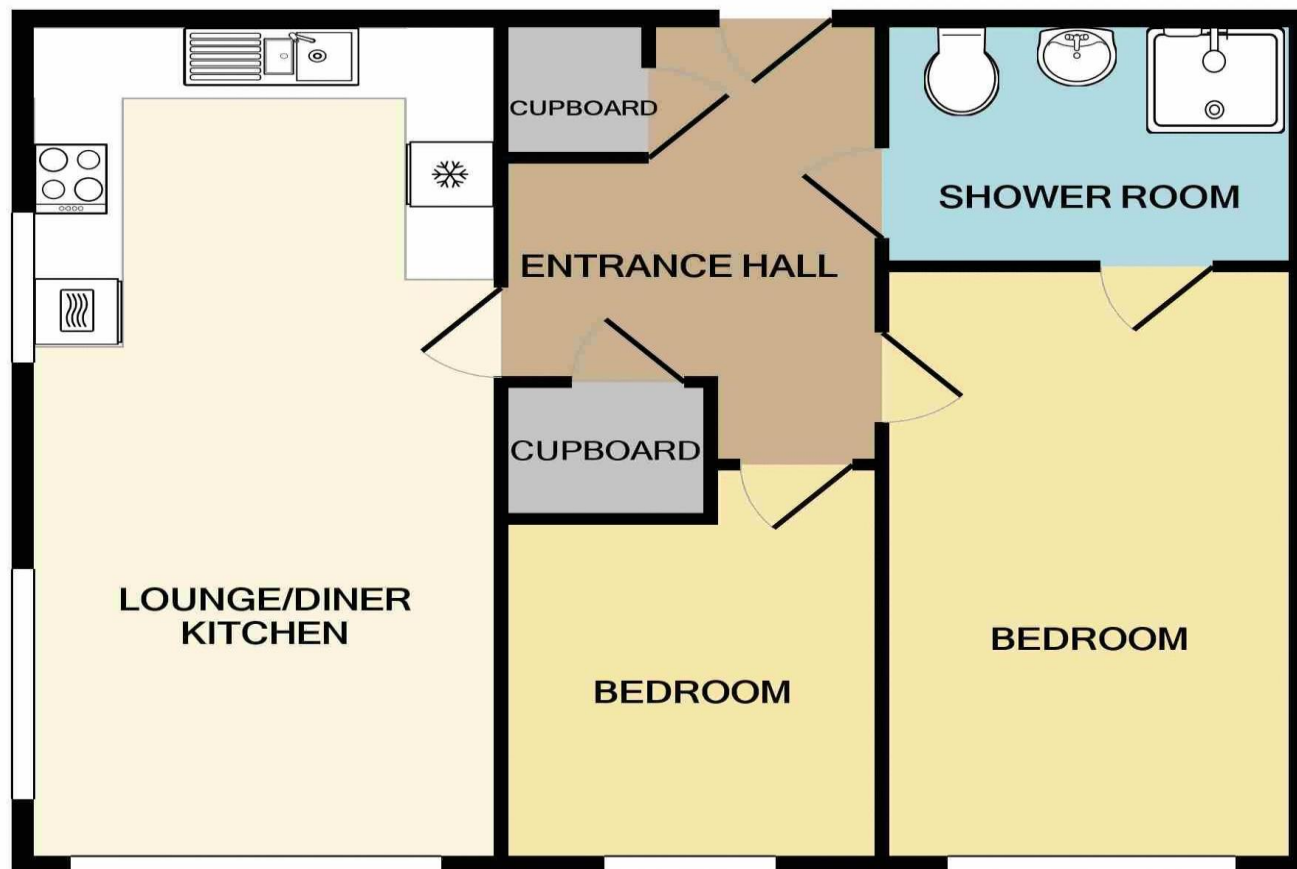
Double glazed window to the side. Electric underfloor heating.

#### Tenure

The vendors advise the property is Leasehold with a current monthly service charge of £280 which includes the ground rent. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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